

Roger L. Liehr

Tax ID No: 3301612, 3300813, 3301613

Internal Reference: ILRP_QM_PI_060

Legal Description of Property

119 acres of land, more or less, being in the SE1/4 of the SE1/4 of S9; N1/2 of the NE1/4 and the SE1/4 of the NE1/4 of S16, T3S, R3W of the Fourth Principal Meridian, Pike County, Illinois, more particularly described in Memorandum of Contract dated August 14, 2002 from Frederick Wagner to Roger L. Liehr and Ruth Anne Liehr, husband and wife, recorded in Book 489, Page 338, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

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Tax ID No: 3301612, 3300813, 3301613

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Easement Legal Description

TRACT 1

A 2.165 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER L. LIEHR AND RUTH ANNE LIEHR, RECORDED IN BOOK 837, PAGE 268 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 16, SAME BEING THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1145830.78, E:2132680.64;

THENCE SOUTH 89 DEGREES 40 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1,184.17 FEET TO A POINT FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 40 MINUTES 29 SECONDS, A RADIUS OF 2,779.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 53 MINUTES 30 SECONDS EAST, 81.25 FEET;

THENCE SOUTHERLY, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 81.25 FEET TO A POINT FOR CORNER, FROM WHICH A 1-INCH IRON PIPE WITH A CAP STAMPED "KLINGNER PC QY IL" FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 16 BEARS SOUTH 29 DEGREES 10 MINUTES 39 SECONDS EAST, A DISTANCE OF 3,034.32 FEET;

THENCE NORTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,201.91 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHWEST 1/4;

THENCE NORTH 00 DEGREES 43 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 78.68 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 94,312 SQUARE FEET OR 2.165 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

TRACT 2

A 4.649 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER L. LIEHR AND RUTH ANN LIEHR, RECORDED IN BOOK 837, PAGE 268 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A YELLOW CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1145815.34, E:2135374.40;

THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 79.38 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 46 MINUTES 59 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 368.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 38 MINUTES 12 SECONDS WEST, A DISTANCE OF 975.89 FEET TO A POINT FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 23 SECONDS, A RADIUS OF 2,925.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 16 MINUTES 35 SECONDS WEST, 81.16 FEET;

THENCE NORTHERLY, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTHERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 81.16 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 15.36 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 41 SECONDS, A RADIUS OF 2,940.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 03 MINUTES 46 SECONDS WEST, 5.71 FEET;

NORTHERLY, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 5.71 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 64.92 FEET TO A POINT FOR CORNER, FROM WHICH A 60D NAIL FOUND AT THE NORTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 14 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 5,408.12 FEET;

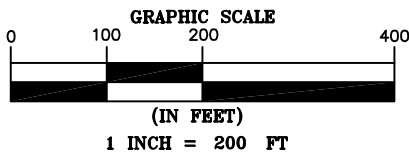
THENCE SOUTH 89 DEGREES 38 MINUTES 12 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 978.07 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 46 MINUTES 59 SECONDS EAST, A DISTANCE OF 368.71 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 70.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 202,496 SQUARE FEET OR 4.649 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

EXHIBIT 1



TRACT 1
JOHN R. BRIM AND
MARIAN L. BRIM
BOOK 828, PAGE 93
D.R.P.C.I.
ILRP_QM_PI_058

Curve Table					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°34'58"	2779.98	76.79	S11°56'32"E	76.79
C2	1°30'03"	2925.00	76.62	N11°19'06"W	76.61



SECTION 9
TOWNSHIP 3S
RANGE 3W

ELAINE S. CHAPMAN, TRUSTEE OF THE
ELAINE S. CHAPMAN TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_059

VARIABLE S.H. WIDTH 107'
R.O.W.



ELAINE S. CHAPMAN,
TRUSTEE OF THE
ELAINE S. CHAPMAN
TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_057

TRACT 1
P.O.B.

TRACT 1
PROPOSED 75'
WIDE EASEMENT
2.050 ACRES
(89,287 S.F.)

TRACT 1
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_060
ILRP_QM_PI_061
ILRP_QM_PI_062

SECTION 16
TOWNSHIP 3S
RANGE 3W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°32'19"E	1181.82
L2	N89°32'19"W	1198.79
L3	N00°49'07"E	75.00

LINE TABLE		
NUMBER	BEARING	DISTANCE
L4	S00°11'42"W	75.00
L5	N89°57'56"W	0.07
L6	N89°32'19"W	1347.48
L7	S89°32'19"E	16.15
L8	N00°14'48"E	75.00
L9	S89°32'19"E	1346.58
L10	S00°09'11"W	75.00

LEGEND

D.R.P.C.I.

P.O.B.



DEED RECORDS
PIKE COUNTY, ILLINOIS
POINT OF BEGINNING
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 04

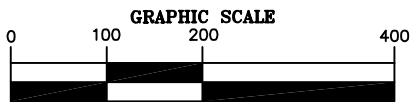
PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/15/2013
SCALE: 1" = 200'
TRACT ID: ILRP_QM_PI_060
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
QUINCY TO MEREDOSIA
SECTIONS 9 AND 16, TOWNSHIP 3 SOUTH,
RANGE 3 WEST OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

ILRP_QM_PI_060_POE.DWG

EXHIBIT 1



(IN FEET)

1 INCH = 200 FT

Curve Table					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
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ELAINE S. CHAPMAN, TRUSTEE OF THE
ELAINE S. CHAPMAN TRUST NO. 3-08
BOOK 772, PAGE 48
D.R.P.C.I.
ILRP_QM_PI_059

S.H. 107
VARIABLE WIDTH R.O.W.

TRACT I
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_060
ILRP_QM_PI_061
ILRP_QM_PI_062

SECTION 9
TOWNSHIP 3S
RANGE 3W

SECTION 10
TOWNSHIP 3S
RANGE 3W

TRACT II
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_063



WAYNE CHENOWETH AND
BARBARA CHENOWETH,
HUSBAND AND WIFE,
BOOK 465, PAGE 119
D.R.P.C.I.
ILRP_QM_PI_065

SECTION 15
TOWNSHIP 3S
RANGE 3W

RD 3300 E

RD 3300 E

L9

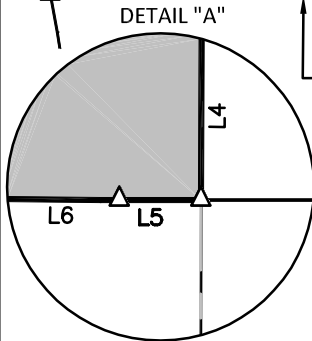
L6

TRACT 2
PROPOSED 150'
WIDE EASEMENT
4.652 ACRES
(202,625 S.F.)

TRACT I
FREDERICK WAGNER
BOOK 489, PAGE 335
D.R.P.C.I.
ILRP_QM_PI_060
ILRP_QM_PI_061
ILRP_QM_PI_062

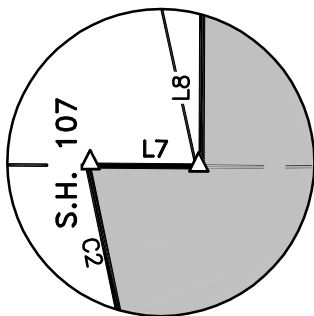
SECTION 16
TOWNSHIP 3S
RANGE 3W

SEE DETAIL "A"



NOT TO SCALE

DETAIL "B"



NOT TO SCALE

LINE TABLE		
NUMBER	BEARING	DISTANCE
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L2	N89°32'19"W	1198.79
L3	N00°49'07"E	75.00

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LEGEND

D.R.P.C.I.

DEED RECORDS
PIKE COUNTY, ILLINOIS
POINT OF BEGINNING
CALCULATED POINT

P.O.B.



SECTION LINE (APPROXIMATE)
PROPERTY LINE (APPROXIMATE)
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 04 OF 04

PROJECT: ILLINOIS RIVERS
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ILRP_QM_PI_060_POE.DWG